

WARRANTY DEED  
Joint Tenancy**Know all Persons by these Presents,****022318**

**That** I, IRVING R. LOHNES, JR. of 86 Inlet Oaks Village, Murrells Inlet, Georgetown County, South Carolina - 29576,

in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by KIMBERLY S. ANDERSON and DANIEL T. ANDERSON, wife and husband,

whose mailing address is 1 Gilbert Street, Waterville, Maine - 04901,

TRANSFER  
TAX  
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said KIMBERLY S. ANDERSON and DANIEL T. ANDERSON

as joint tenants and not as tenants in common, their heirs and assigns forever,

THE FOLLOWING TWO (2) LOTS OR PARCELS OF LAND together with the buildings and improvements erected thereon, situate, lying and being located in the City of Waterville, County of Kennebec and State of Maine and separately bounded, described and designated as follows, to wit: -

## PARCEL ONE

LOT NO. 24 according to a Plan of Lots made for Romeo Gilbert by R. C. Knowlton, C. E., dated May 5, 1952 and recorded in the Kennebec County Registry of Deeds in Plan Book 17, at Page 103 and further bounded and described as follows, to wit: -

BEGINNING at a corner in the northerly line of Gilbert Street and westerly line of Nelson Street, said point being the southeasterly corner of said Lot 24; thence in a general northerly direction along the westerly line of said Nelson Street, one hundred and fifteen hundredths (100.15) feet to an iron pin; thence in a general westerly direction and in a line more or less parallel to the northerly line of Gilbert Street, eighty-eight and nineteen hundredths (88.19) feet to an iron pin; thence in a general southerly direction in a line more or less parallel with the westerly line of Nelson Street, one hundred (100) feet to a point in the northerly line of Gilbert Street, eighty-two and seventy-three hundredths (82.73) feet from the point of beginning; thence in a general easterly direction, eighty-two and seventy-three hundredths (82.73) feet to the iron pin at the point of beginning.

## PARCEL TWO

BEGINNING at an iron pin set in the northerly line of Gilbert Street, said pin being the southwesterly corner of land now owned by the said Irving R. Lohnes, Jr. and Juliette M. Lohnes; thence northerly along the westerly line of land of the Lohnes', one hundred (100) feet; thence westerly in a line parallel with the said northerly line of Gilbert Street, eighteen and sixty hundredths (18.60) feet to an iron pin; thence southerly one hundred (100) feet to an iron pin set in the northerly line of said Gilbert Street, twelve and three hundredths (12.03) feet westerly from the point of beginning; thence easterly along the northerly line of said Gilbert Street, twelve and three hundredths (12.03) feet to the point of beginning.

PARCELS ONE AND TWO are subject to the following building restrictions, to wit: - No buildings to be built within twenty (20) feet of a street line, nor within five (5) feet of a lot line.

MEANING AND INTENDING to convey the same premises conveyed to the said Irving R. Lohnes, Jr. and Juliette M. Lohnes, his wife, under and by virtue of the following two (2) Warranty Deeds in Joint Tenancy from Wilbert J. Fortin et al: ONE THEREOF dated August 18, 1966 and recorded in the Kennebec County Registry of Deeds in Deed Book 1433, at Page 310; AND THE OTHER THEREOF dated October 30, 1968 and to be recorded as aforesaid. REFERENCE should also be made to a certain Certificate of Discharge of Inheritance Tax Lien as pertains to the estate of the said Juliette M. Lohnes who died testate on April 22, 1982, dated August 19, 1982 and recorded as aforesaid in Book 2497, at Page 348.

SUBJECT, however, to the terms and provisions of a certain Mortgage Deed as granted by the said Grantor herein and the said Juliette M. Lohnes to Waterville Savings Bank and now known as Peoples Heritage Savings Bank dated August 15, 1972 and recorded as aforesaid in Book 1593, at Page 12 and the said Grantor herein, at and for the consideration as aforesaid, assumes and agrees to pay the remaining balance due as of this date.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **KIMBERLY S. ANDERSON and DANIEL T. ANDERSON**

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.  
SUBJECT as aforesaid.

**And** I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; SUBJECT as aforesaid;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;  
and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons., SUBJECT as aforesaid.

**In Witness Whereof,** I, the said **IRVING R. LOHNES, JR.**

and

~~husband/wife of the said~~

~~joining in this deed as co-grantee and relinquishing and conveying all rights by descent and all other rights to the~~  
~~above described premises,~~ have hereunto set my hand and seal this seventeenth day of the month of August, A.D. 19 93.

**Signed, Sealed and Delivered**

in presence of

Ronald M. Roy  
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Irving R. Lohnes, Jr.  
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State of Maine, County of Kennebec, ME. August 17, 19 93

Then personally appeared the above named

Irving R. Lohnes, Jr.

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

RECEIVED KENNEBEC SS.

1993 AUG 23 AM 9:00

Commission Expires  
10 23 93

Printed Name, Ronald M. Roy

NOTARY OF MEINE

SEAL

Notary Public  
Attorney at Law

32-105  
BK 4471 PG 319